



# Meadow Sweet Circular



NEWSLETTER FOR THE COTTAGES AT RIVENDELL

RIVENDELL UNIT #1 APRIL, 2009 EDITION

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For Newsletter and Community info when you're out of town, visit: [www.thecottagesofrivendell.com](http://www.thecottagesofrivendell.com)

## PROPERTY MAINTENANCE CORNER

by Mac Segar

While walking through the neighborhood it has been noted there are several of the fences along the sidewalk that need attention. Attention that is in the way of a good "spring" cleaning and in some cases, a minor repair or two.

First, the cleaning. If you have access to a small pressure washer that will work just fine. If you don't and would like to borrow one just send a request to the Cottages maintenance e-mail. Should you prefer to "hand wash" please remember to use a very mild detergent being careful not to get too much "soap" on any plants close by. One more thing, never, never use any type of hard bristle brush to scrub the vinyl! A soft sponge works just fine. For those wanting to use a professional cleaning service write the maintenance e-mail and you'll be supplied with a company.

Now, for any repairs. Surprise, surprise, the company which installed almost every fence in the Cottages has gone out of business so it's off to Ace Hardware, Home Depot or Lowe's looking for the "stuff" needed for a repair. In most cases a piece of double-sided tape will do the trick because most repairs are for missing locking screws holding the slats in place. You know which slats they are. Their the ones doing the leaning Tower of Pisa imitation. Unless you have the "tool" required to replace these screws chances are you'll spend half-a-lifetime just trying to get the broken screw out and the new one in! It's about then you'll get with the quick fix tape repair.

## UNAPPROVED MINUTES OF RIVENDELL UNIT I BOARD MEETING

APRIL 23, 2009

Present: Mike Georgopolis, Jack Terry, Margery Arendt

1. Call to Order 7:30 pm
2. Discussion of Rules & fees for Clubhouse Rental – Tabled.
3. Discussion to remove approximately 124 Washingtonian Palms & Trim Queen Palms. Johnson Tree Service. Budgeted o.k. Line 7140. Motion to approve: Mike G. All were in favor.
4. Discussion to replace back steps at clubhouse with Trex or Lowes equivalent material at cost of \$500. Volunteer labor by T. Mickett 530 MSC. Budgeted o.k. Line 7214. Motion to approve: Margery A. All were in favor.
5. Discussion to replace umbrellas at pool with easier crank open and close feature at \$100.00 each. Budgeted o.k. Line 7214. Decision to buy one to test first. Motion to approve: Jack T. All in favor.
6. Discussion to research solar heating for pool shower. Motion to approve: Mike G. All were in favor.
7. Meeting Adjourned – 7:48 PM

Margery Arendt, Secretary

## BOARD CONTACT

Jane Lettich ..... 966-2425 ..... knjlet@comcast.net  
Mike Georogopolis... 966-5747 ..... mikeopolis@earthlink.net  
Jack Terry ..... 918-0108 ..... ajt46@yahoo.com  
Margery Arendt..... 918-0953 ..... margarendt@aol.com  
Carole Myles..... 918-9702 ..... claylane@aol.com

**Please note the correction to Carole Myles email address.**

## TIP FOR CLEANING FENCES:

Got the word from one of our neighbors that a product called "Rustaid" is great for removing rust from our fences, driveways or anything else that is rusty outdoors. Ace Hardware on Nokomis on the Trail carries it for \$9.49 per gallon. or \$4.49 per quart.

## LATE FEES POLICY

The media has given much attention to the topic of late and delinquent homeowner association assessments recently.

Here in Meadow Sweet Circle, we are actively dealing with this problem and have established a procedure, based on our Rivendell Unit I Association By-Laws, Declarations, the Florida HOA 720 stipulations and RivUI board direction.

Kindly be advised that if the homeowner quarterly assessment is not paid on time:

**First Notice** - Homeowner will receive a courtesy call and/or a letter reminder shortly after the delinquency is recorded on our monthly accounting report. After this, and in strict accordance with sections 10 & 11 of our Declarations, the homeowner will be responsible for the past due payment, a 10% late charge and 18% interest per annum.

**Legal Action** - Failure to pay promptly after 'first notice' will result in the homeowner delinquency being turned over to our attorney for such matters, Wills, P.A. The legal process of notification, publications in county records and payment demand begins at that time. Homeowner will then be responsible for legal fees, in addition to the quarterly amount, late fee and interest.

Following Legal Action - Proceedings will continue and include a lien for the specific amount placed on the property for the total due. A public records entry will be made by Sarasota County. Additional legal fees paid by the delinquent homeowner are likely.

This procedure is important to the financial well-being of the Rivendell Unit One Association. All of us, as homeowners are responsible for assessments, payable in a timely manner, especially in this economically challenging period.

Please pay promptly... let's all avoid extra business activity for the board members and the -homeowner hassle- of lateness, extra costs and the legal process!

## NOTE TO DOG OWNERS

Now that summer is right around the corner, the new black top on our alley gets very hot and can burn your pet's feet if they walk on it. This also apply to humans walking barefoot to the pool. Be careful.

*“A banker is a fellow who lends you his umbrella when the sun is shining, but wants it back the minute it begins to rain.”*

Mark Twain



## ACTIVITIES AUCTION

Our first auction was held on April 4th with excellent attendance. The Auctioneer was Carmen (Jane Lettich) Miranda and she was assisted greatly by Carol Myles. Tracy Arendt kept track of purchases and collected funds at the end of the evening. In total, \$237.00 was made for the activities fund. Thanks to all who contributed and purchased!

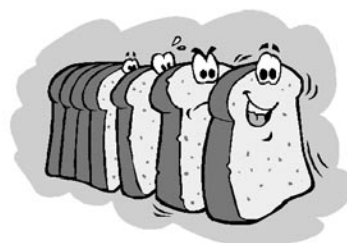


## HAPPY HOUR

Bob and Jackie Axiom hosted a Happy Hour on April 25th. As usual, there were lots of yummy appetizers and great commeraderie.



## PAT BROWN'S BLINTZES



Roll 10 to 12 slices of soft, white bread (with crust) flat with rolling pin - like a steam roller went over it.

Cream together : 8 oz pkg. Cream Cheese (NOT LOW FAT), 1 egg and 1/2 cup sugar. Spread on flattened

bread and roll from rounded, top end to flat, bottom end.

Roll in melted margarine (4-6 Tbs.) Roll in cinnamon and sugar mixture. Place all blintzes on an ungreased cookie sheet and freeze. (They must be frozen before being baked!)

Bake at 350° for 15-to 18 minutes. Serve plain or with fresh fruit.

# **ATTENTION ALL RESIDENTS**

**In an effort to improve the overall operation of the irrigation system in The Cottages we are going to begin systematically checking all properties looking for and correcting any problem areas that might exist in each yard.**

**But in order to accomplish this we need your help! If you have or believe you have any problems with the irrigation in your yard such as (but not limited to) low pressure, poor coverage, broken or clogged assembly heads, notify the Cottages maintenance ASAP using**

**[mscdetail@yahoo.com](mailto:mscdetail@yahoo.com)**

**Properties will be done in the order received.**

**Your cooperation helping to accomplish the goal of the best possible irrigation in our community is greatly appreciated.**

**Board of Directors &  
Mac Segar, Maintenance**